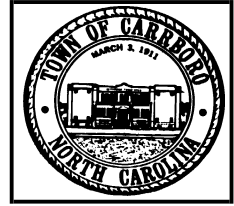


APPENDIX A – 3

LAND USE ORDINANCE AMENDMENT REQUEST FORM

TOWN OF CARRBORO

LAND USE ORDINANCE AMENDMENT REQUEST



"Dear Potential Business Operator:

Please be advised that it may be necessary to meet with several members of Town staff as well as outside agencies to identify and fully understand all rules, regulations, and policies applicable to your business."

To the Town Council, the Planning Board, and the Appearance Commission, as appropriate, of the Town of Carrboro:

I (we), the undersigned do hereby respectfully make application and petition the Carrboro Town Council to amend the Land Use Ordinance. In support of this application, the following facts are shown:

- 1) **The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):**
15-146 Table of Permissible Uses, Use Category 8.000, allows restaurants in some zoning districts...but not in the O (office) zoning district
- 2) **The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):**
Creation of a new Use Category 8.900: Neighborhood Coffee Shop with a maximum floor area of 1,000 sf, located within a vertically oriented mixed use building with a residential primary use, selling only beverages along with baked goods prepared off site.
The Use Table would be amended to allow this use as a "ZA " Use (Zoning Permit from Town Council) and in the following Districts: B-1C, B-1G, O and O/A. Also as an "A" (Allowed) use in HR-CC, B-2 and B-5, and also a a "Z" (Admin. Zoning Permit) in the B-4 District.
- 3) **State the reasons for the proposed amendment:**
Small local gathering places such as coffee shops are a critical component of creating walkable "third place" destinations in residential areas, particularly when they can be combined in a vertical mixed use residential building. These would allow the ability to have social interaction, organic co-working, and a less car-dependent location.

SIGNATURE:


applicant

Heather Washburn
{print}

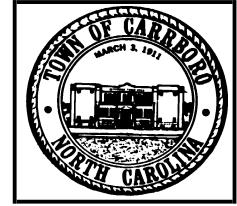
ADDRESS:

1155 Smith Level Road
Chapel Hill, NC 27516

TELEPHONE NUMBER: 617.869.9646

TOWN OF CARRBORO

LAND USE ORDINANCE AMENDMENT REQUEST



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Please be advised that it may be necessary to meet with several members of Town staff as well as outside agencies to identify and fully understand all rules, regulations, and policies applicable to your business."

To the Town Council, the Planning Board, and the Appearance Commission, as appropriate, of the Town of Carrboro:

I (we), the undersigned do hereby respectfully make application and petition the Carrboro Town Council to amend the Land Use Ordinance. In support of this application, the following facts are shown:

- 1) **The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):**
15-182 (a) Residential Density - requires a minimum of 7,500 sf of land area per Dwelling Unit, for Multi-Family and Duplex uses in an O (Office) Zoning District.
- 2) **The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):** The intent would be to allow less land area per unit in specific zoning districts if the proposed project is vertically integrated, adjacent to a transit route, and uses the affordable housing density bonus. Suggested language:

Subject to the other provisions of this section and the provisions of Section 15-186 (Cluster Subdivisions), 15-187 (Architecturally Integrated Subdivisions), 15-182.1 (Density in R-SIR Zoning), **and 15-182 (j)**, every lot developed for residential purposes shall have the number of square feet per dwelling unit indicated in the following table. In determining the number of dwelling units permissible on a tract of land (by dividing the total number of square feet the tract contains by the minimum per dwelling unit), fractions shall be dropped.

Further, add subparagraph (j) to 15-182 with the following language:

(j) Within the zoning districts listed below, residential units that are incorporated into a vertical mixed use building with at least 500 sf of non-residential uses, adjacent to a transit corridor and commits to using the Affordable Housing Density Bonus, may be developed for multi-family residential purposes at a density such that such area contains at least the following number of square feet for each dwelling unit constructed thereon:

Zone	Minimum Square Feet per Dwelling Unit
B-2	3,000
B-3	3,000
B-3-T	3,000
CT	3,000
O	3,000
O/A	3,000

3) State the reasons for the proposed amendment:

Greater density in vertically integrated residential projects will encourage walkable communities, especially where affordable housing is provided and proximate to Public Transportation. This should be encouraged in in non-residential zones in order to achieve the Town's goals of providing denser, affordable walkable communities in a manner which makes housing accessible to more residents.

SIGNATURE:*applicant*

Heather Washburn

{print}

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